



**High Street, Kings Langley, WD4 8AB**  
**Offers In Excess Of £350,000**

Situated in the historic Kings Langley High Street is this Grade Two listed cottage being sold with the benefit of no upper chain. Boasting one bedroom with air conditioning, 15'5 x 14'10 kitchen/diner, 12'9 x 12'7 living room, gas central heating with newly installed combination boiler, double glazing and courtyard garden. Located close to all the local shops, restaurants, public houses, parks and within easy reach of Kings Langley mainline station with access to London Euston in only 28 minutes and the M25, M1 and A41 road links.

Set in the heart of Kings Langley, this charming Grade II listed one-bedroom cottage on High Street offers a delightful blend of character and modern convenience. The property features a spacious reception room and a well-appointed kitchen/diner measuring an impressive 15'5 x 14'10. This inviting space is ideal for enjoying meals or socialising with friends. The cottage boasts gas central heating and double glazing throughout, ensuring a warm and comfortable atmosphere, complemented by a newly installed gas central heating boiler that enhances energy efficiency. The bathroom is thoughtfully designed, providing a serene retreat for relaxation. Outside, the property features a quaint courtyard garden, a lovely spot for enjoying the fresh air. Viewing a must, No upper chain!

**Living Room 12'9 x 12'7 (3.89m x 3.84m)**



**Kitchen/Diner 15'5 max x 14'10 (4.70m max x 4.52m)**



**Bathroom**



**Landing**

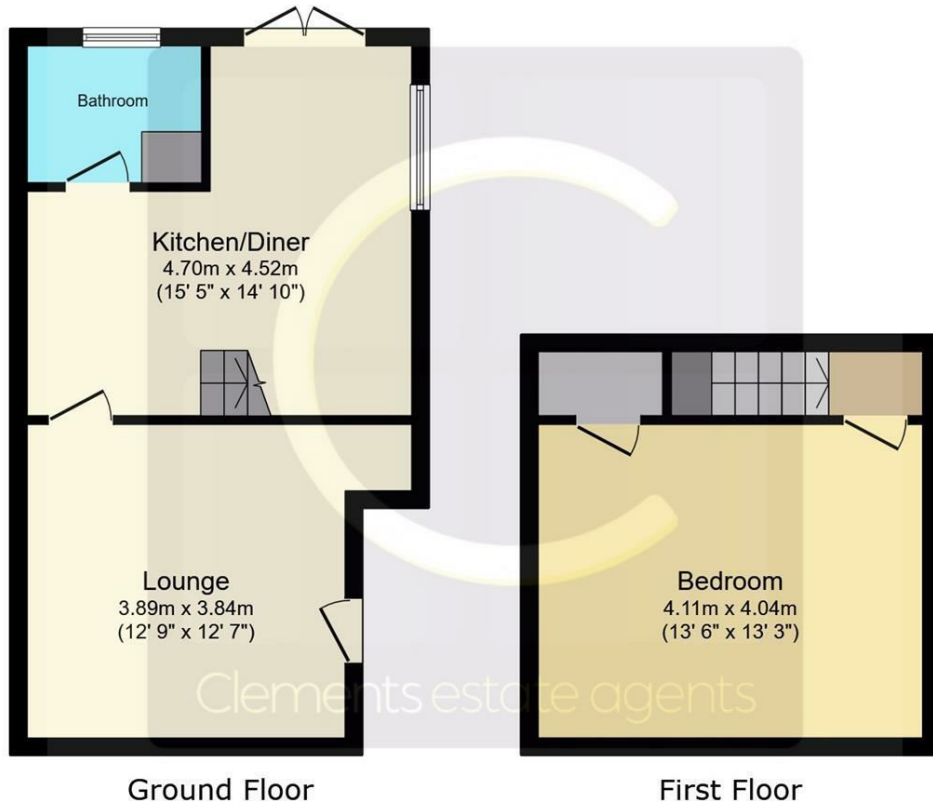
**Bedroom 13'6 x 13'3 (4.11m x 4.04m)**



**Courtyard Garden**



# Floor Plan

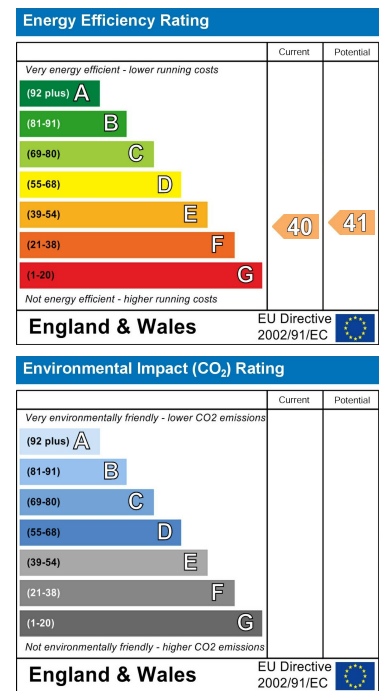


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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